

## **BUILDING BUYERS BEWARE**

The City of Vernonia provides this WARNING to people making a decision to purchase a home or commercial building within the city limits:

*PLEASE! Physically inspect the building yourself or hire a professional to assess whether the building was flooded AND meet with City staff to make sure that the building is not subject to floodplain management rules.*

These rules may restrict a purchaser's ability to modify the building if it is located in the floodway. In some cases where the building was flooded, the building may be required to be elevated at the owner's expense. If you purchase a building that has this requirement associated with it you will be required to fill out a flood plain development permit prior to having the city utilities turned on at the subject building. And if you fail to elevate the house in that time period, local Ordinance No. 851 allows for a daily fine of up to \$500 per day to be levied. If you have any questions, please contact the City staff at (503) 429-5291.